

1st 1804197 AF

2011-014362

Klamath County, Oregon



After recording return to:
Jack Platt and Marilyn Platt
11070 Oak Hill Road
Independence, OR 97351

Until a change is requested all tax statements
shall be sent to the following address:
Jack Platt and Marilyn Platt
11070 Oak Hill Road
Independence, OR 97351

File No.: 7021-1804197 (ALF)
Date: December 07, 2011

THIS SPA



00112027201100143620020024

12/30/2011 02:30:58 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

David C. Matney, Grantor, conveys and warrants to **Jack Platt and Marilyn Platt, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

That portion in the NE 1/4 SW 1/4 and the E 1/2 of Government Lot 3 South of the Center line of the U.S.B.R. No. 5 drain; and that portion in the SE 1/4 SW 1/4 and the E 1/2 of Government Lot 4 North and East of the Center line for the U.S. B.R. "C" Canal; all located in Section 18, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, Per Property Line Adjustment No. 8-11.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 29 day of December, 2011.

David C. Matney

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of December, 2011
by **David C. Matney**.

Notary Public for Oregon
My commission expires: 12-3-11

